

**BUILDING DEPARTMENT
(847) 395-9462
FAX (847) 395-9482**

**SINGLE STORY DETACHED
GARAGE CONSTRUCTION**

CALL J.U.L.I.E. (800-892-0123) Before DIGGING

Below you will find a summary of code requirements for garage construction within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY.** You may find it helpful to become more familiar with the Building Code, as you are designing and constructing your garage. Please feel free to call the Plans Examiner at (847) 395-9462 if you have any questions.

WHAT REQUIREMENTS DO I HAVE TO FOLLOW?

- Indicate the location of the driveway, its dimension and the type of driveway to be installed – asphalt or concrete. Note that No driveway or curb cut in any district shall exceed twenty five feet (25') in width. The driveway shall not be located in any drainage easement.
- Detached garages may not be larger than the primary residence, nor shall garage, in addition to primary residence and all other structures (including in-ground swimming pools), occupy more than 35% of the lot area.
- Sidewalks extending through driveways and driveway aprons shall be a minimum of 6-inches thick on a base of 4-inch compacted stone.

WHERE CAN MY GARAGE BE LOCATED?

No accessory structure, in addition to primary residence and all other structures (including in-ground swimming pools), shall occupy more than 35% of the lot area.

Garages not in the rear 25% of the property shall maintain required setbacks.

Garage cannot be located less than eight (8) feet from the home foundation to foundation with 12" eave overhang maximum.

SPECIFIC REQUIREMENTS

The minimum floor thickness shall not be less than 4-inches over a minimum of 4-inches of approved fill.

A floating slab is permitted for detached garages provided there is a 10-inch wide by 20-inch deep footing around the entire perimeter of the garage. 6x6 #10 mesh or equivalent, as well as #4 rebar at top and bottom of foundation is required.

A minimum of two (2) copies of the garage plans are to be submitted and are to include elevations and a typical wall section. Any and all electrical work is to be indicated on the plans.

The typical wall section shall include:

1. The type of wind bracing to be installed shall be indicated along with the type of wall sheathing.
2. Indicate the size and spacing of the ceiling joists/collar ties to be installed.
3. Indicate the size and spacing of the roof rafters or trusses, the size of the ridge and the size of the hip rafters if applicable.
4. Indicate the thickness and type of roof sheathing.
5. Indicate the size of the overhang, if any, the type of material to be used, and the method of venting for the roof and for the eaves.
6. The plans shall include the size of all headers. Indicate the overhead garage door header size, grade and species of lumber in order to verify span requirements.
7. If masonry is to be used, indicate the lintel sizes at all openings.

Electrical information to be submitted if the garage is to be provided with electricity and shall follow the National Electrical Code and all local ordinances at the time of submittal.

WHAT INFORMATION DO I NEED TO SUBMIT WITH MY PERMIT?

- Completed Application for Building Permit
- Four (4) copies of the certified Plat of Survey with the proposed location of the garage drawn to scale with dimensions, including elevations showing finished grade and include garage dimensions and set backs.
- Four (4) sets of plans drawn to scale with dimensions, details of garage construction: size, reinforcement, and materials.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections

WHAT INSPECTIONS ARE REQUIRED?

1. On-site inspection required as a condition of permit issuance. Garage location to be clearly marked with J.U.L.I.E. locates in place.
2. Footing
3. Rough Framing/Mechanicals
4. Final inspection

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-9462 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD, IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$50.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER

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Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit “after-the-fact”. Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor’s Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR’s), which are private restrictions subject to enforcement by a Homeowners’ Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR’s.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date